



# Framingham Community Preservation Committee

City of Framingham, 150 Concord Street, Framingham, MA 01702

[www.framinghamma.gov/3286/Community-Preservation-Committee](http://www.framinghamma.gov/3286/Community-Preservation-Committee)

Email: [CPC@framinghamma.gov](mailto:CPC@framinghamma.gov); Tel: 508-532-5683

At its March 18, 2024 meeting, the Community Preservation Committee (CPC) voted to recommend to the City Council a total expenditure of **\$3,023,250.00** in CPA funds for 13 projects. The CPC determined, among other factors, that the recommended projects met the goals expressed in the Community Preservation Plan, provided a public benefit, and addressed a need.

If approved by the City Council, all projects must enter into a Grant Agreement with the City and submit regular progress and budget reports. Additional specific conditions are listed as applicable for each project. Upon entering into the Grant Agreement and in accordance with the conditions of the grant, funding may proceed without additional delay.

FY'24 CPA PROJECT FUNDING RECOMMENDATIONS			
Project ID	Project Title	Funding Source	Amount
<b>CPA CATEGORY: COMMUNITY HOUSING</b>			
CPA24-008	City of Framingham Rental Subsidy Program	Community Housing Reserve Account	\$120,000
CPA24-024	Rental Subsidies for Low-Income Families	Community Housing Reserve Account	\$90,000
<b>CPA CATEGORY: OPEN SPACE / OUTDOOR RECREATION</b>			
CPA24-004	Walsh-Dunning Softball Field Complex Improvements	CPA Fund Balance Account	\$35,000
CPA24-005	Accessible Boardwalk Construction, Carol Getchell South	FY '24 Budgeted Reserve Account CPA Fund Balance Account	\$319,879 \$330,121
CPA24-012	Pratt Street Community Garden Fencing & Storage	CPA Fund Balance	\$45,500
CPA24-013	Reardon Park Construction	Open Space & Outdoor Recreation Reserve Account CPA Fund Balance Account	\$213,538 \$286,462
CPA24-017	Ecological Restoration on the Cochituate Rail Trail	CPA Fund Balance Account	\$39,500
CPA24-023	Waushakum Lake Rehabilitation/Preservation	CPA Fund Balance Account	\$51,250
<b>CPA CATEGORY: HISTORIC PRESERVATION</b>			
CPA24-011	Athenaeum Hall Preservation/Reuse	Historic Preservation Reserve Account FY '24 Budgeted Reserve Account	\$262,293 \$237,707
CPA24-014	The Academy Accessibility & Restoration	CPA Fund Balance Account	\$260,000
CPA24-015	Village Hall South Wall Restoration	CPA Fund Balance Account	\$132,000
CPA24-019	Historic Preservation of the Memorial Building	CPA Fund Balance Account	\$200,000
CPA24-020	Edgell Grove Cemetery Tomb House Phase 2	CPA Fund Balance Account	\$400,000
<b>TOTAL FUNDING</b>			<b>\$3,023,250.00</b>

Full Applications can be found at:

<https://www.framinghamma.gov/3286/Community-Preservation-Committee>

The following Project Summaries describe the project proposals recommended for CPA funding in FY'24





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## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-008
<b>PROJECT TITLE:</b>	City of Framingham Rental Subsidy Program
<b>PROJECT LOCATION:</b>	N/A
<b>APPLICANT/ ORGANIZATION:</b>	Sarkis Sarkisian, City of Framingham, Planning & Economic Development*
<b>CPA CATEGORY:</b>	Community Housing
<b>CPA FUNDING:</b>	\$ 120,000

\* Authorized Representative

### PROJECT DESCRIPTION:

The funding will be used to implement a City rental assistance program to support very low-income (50% AMI or lower) Framingham residents, with a preference for veterans and City employees. Funds will provide rent support for 10 or more successful eligible applicants of up to \$12,000 per household, and with monthly payments from the program being made directly to the landlord.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$120,000** from the **Community Housing Reserve Account** for the City of Framingham Rental Subsidy Program Project (**CPA24-008**), for a grant made to the City of Framingham Planning and Economic Development Division, in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

**ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

This program will provide tenant-based rental assistance to Framingham households in need. It supports community housing for those with very low income (50% AMI) and at-risk veterans. The program also supports housing for people who work in Framingham.

Success will be measured by documenting the economic stability gained by those Framingham households served by this program who had faced rent burdens.

**FUNDING CONDITIONS:**

- Funding will be conditional on receipt of reports that identify outputs and impacts of the program, and which quantifies the beneficiaries and assistance by agreed-upon matrices and schedule.
- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

**TIMELINE:**

Project must be completed within three years of award.

**PROJECT BUDGET:**

- |                            |                  |
|----------------------------|------------------|
| • CPA Funding Recommended: | <b>\$120,000</b> |
| • Total Project Cost:      | \$120,000        |

The full project application can be found on the CPC webpage:

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## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-024
<b>PROJECT TITLE:</b>	Rental Subsidies for Low-Income Families
<b>PROJECT LOCATION:</b>	N/A
<b>APPLICANT/ ORGANIZATION:</b>	Lino Covarrubias, JFS of Metrowest*
<b>CPA CATEGORY:</b>	Community Housing
<b>CPA FUNDING:</b>	\$ 90,000

\* Authorized Representative

### PROJECT DESCRIPTION:

The funding will be used to provide JFS of Metrowest with funds for emergency rental assistance to approximately 25 low-income families, primarily immigrant households with children facing threat of eviction and homelessness. Emergency funds will be provided based upon an assessment of need, with program payments being made directly to landlords.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$90,000** from the **Community Housing Reserve Account** to Jewish Family Services of Metrowest for the Rental Subsidies for Low-Income Families Project (**CPA24-024**), for a grant made in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

#### **ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

This project will support housing needs for at-risk, low-income populations facing severe housing cost-burdens. It responds to immediate housing emergency needs of Framingham families to stabilize them and prevent eviction and homelessness.

Success will be measured by number of households facing housing insecurity who remain successfully housed due to this emergency assistance.

#### **FUNDING CONDITIONS:**

- Funding will be conditional on receipt of reports that identify outputs and impacts of the program, and which quantifies the beneficiaries and assistance by agreed-upon matrices and schedule.
- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

#### **TIMELINE:**

Project must be completed within three years of award.

#### **PROJECT BUDGET:**

- |                                     |                  |
|-------------------------------------|------------------|
| • CPA Funding Recommended:          | <b>\$90,000</b>  |
| • Applicant Contribution (In-Kind): | \$12,000         |
| • Massachusetts Senate Earmark:     | \$82,000         |
| • Total Project Cost:               | <b>\$184,000</b> |

The full project application can be found on the CPC webpage:

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## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-004
<b>PROJECT TITLE:</b>	Walsh-Dunning Softball Field Complex Improvements
<b>PROJECT LOCATION:</b>	301 Brook Street and 48 Frost Street Framingham
<b>APPLICANT/ ORGANIZATION:</b>	Michael Welch, Framingham Youth Softball James Snyder, Director of Parks, Recreation and Cultural Affairs* Dr. Robert Tremblay, Superintendent, Framingham Public Schools*
<b>CPA CATEGORY:</b>	Open Space and Outdoor Recreation
<b>CPA FUNDING:</b>	\$ 35,000

\* Authorized Representative

### PROJECT DESCRIPTION:

Funding will be used for a conceptual design study for improvements to the softball fields to create a softball complex with amenities at Walsh and Dunning Schools.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$35,000** from the **CPA Fund Balance Account** for the Walsh/Dunning Softball Field Complex Project (**CPA24-004**), for a grant made in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

**ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

This project responds to the recreation needs of an underserved population. It increases recreational opportunities at Walsh and Dunning school fields, used by many in Framingham.

Success will be measured with a completed Conceptual Design Study meeting the needs of the School Department, Parks and Recreation, Framingham Youth Softball, and the general community for a softball complex.

**FUNDING CONDITIONS:**

- The Parks and Recreation Department shall oversee management of the conceptual design study.
- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

**TIMELINE:**

Project must be completed within three years of award.

**PROJECT BUDGET:**

- |                            |                 |
|----------------------------|-----------------|
| • CPA Funding Recommended: | <b>\$35,000</b> |
| • Total Project Cost:      | <b>\$35,000</b> |

The full project application can be found on the CPC webpage:

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## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-005
<b>PROJECT TITLE:</b>	Accessible Boardwalk Construction, Carol Getchell South
<b>PROJECT LOCATION:</b>	1 Sudbury Landing (Parcel ID 040-34-9125-000)
<b>APPLICANT/ ORGANIZATION:</b>	Dominic Portelli, Assistant Conservation Administrator*
<b>CPA CATEGORY:</b>	Open Space and Outdoor Recreation
<b>CPA FUNDING:</b>	\$ 650,000

\* Authorized Representative

### PROJECT DESCRIPTION:

Funding will be used to remove the existing deteriorated boardwalk and to build a 1,000-foot ADA accessible boardwalk and viewing platform at the southern portion of the Carol Getchell Trail, and to address site preparation and clearing activities and landscape restoration.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$319,879** from the **FY'24 Budgeted Reserve Account** and **\$330,121** from the **CPA Fund Balance Account**, totaling **\$650,000** for the Accessible Boardwalk Construction Carol Getchell South Project (**CPA24-005**) as a grant to the Framingham Conservation Commission, made in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

#### **ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

This project will provide ADA accessibility and inclusivity to one of Framingham's key conservation properties. Nearby schools will have access to an immersive and diverse natural environment. The project preserves a valuable community recreation asset and will serve a significant number of residents with its links to other trails.

Success will be measured by completion of construction of boardwalk and viewing platform and related activities, and access to the community.

#### **FUNDING CONDITIONS:**

- Construction funding may not proceed until all permitting is in place
- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

#### **TIMELINE:**

Project must be completed within three years of award.

#### **PROJECT BUDGET:**

- |                            |                  |
|----------------------------|------------------|
| • CPA Funding Recommended: | <b>\$650,000</b> |
| • In-Kind - Demolition:    | \$55,000         |
| • Other:                   | \$6,070          |
| • Total Project Cost:      | \$711,070        |

The full project application can be found on the CPC webpage:

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## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-012
<b>PROJECT TITLE:</b>	Pratt Street Community Garden Fencing and Storage
<b>PROJECT LOCATION:</b>	48 Pratt Street, Framingham
<b>APPLICANT/ ORGANIZATION:</b>	Diane Bassett, Transition Framingham James Snyder, Director, Parks, Recreation and Cultural Affairs*
<b>CPA CATEGORY:</b>	Open Space and Outdoor Recreation
<b>CPA FUNDING:</b>	\$ 45,500

\* Authorized Representative

### PROJECT DESCRIPTION:

Funding will be used to install durable perimeter fencing and permanent on-site storage for gardeners at Pratt Street Community Garden.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$45,500** from the **CPA Fund Balance Account** for the Pratt Street Community Garden Fencing and Storage Project (**CPA24-012**), for a grant to Framingham Parks and Recreation Department, made in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

**ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

This project invests in community gardens, an important Outdoor Recreation priority. It benefits underserved and at-risk populations, particularly the diverse, multi-lingual, foreign-born and low-income residents of South Framingham. The project benefits not only individual gardeners with recreational activity, but also the community, with open space and more abundant produce.

Success will be measured by improved conditions for gardening at Pratt Street Community Garden.

**FUNDING CONDITIONS:**

- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

**TIMELINE:**

Project must be completed within three years of award.

**PROJECT BUDGET:**

- |                            |                 |
|----------------------------|-----------------|
| • CPA Funding Recommended: | <b>\$45,500</b> |
| • In-Kind Support          | \$3,600         |
| • Total Project Cost:      | \$49,100        |

The full project application can be found on the CPC webpage:

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## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-013
<b>PROJECT TITLE:</b>	Reardon Park Construction
<b>PROJECT LOCATION:</b>	Laclede Avenue/Maymont Drive, Framingham
<b>APPLICANT/ ORGANIZATION:</b>	James Snyder, Director, Parks, Recreation and Cultural Affairs*
<b>CPA CATEGORY:</b>	Open Space and Outdoor Recreation
<b>CPA FUNDING:</b>	\$ 500,000

\* Authorized Representative

### PROJECT DESCRIPTION:

Funding will be used to help fund the construction of a Splashpad and Playground Equipment, two elements of a larger playground renovation project, at Reardon Park.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$213,538** from the **Open Space and Outdoor Recreation Reserve Account** and **\$286,462** from the **CPA Fund Balance Account**, totaling **\$500,000** for the **Reardon Park Construction Project (CPA24-013)**, for a grant to the Parks and Recreation Department, made in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

**ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

This project will help create a fully accessible park, with playground equipment and paths available for use by all community members. The project addresses the deteriorated park conditions with new equipment and site amenities. The project also will expand recreational opportunities and improve the quality of life in an Environmental Justice neighborhood.

Success will be measured with a fully accessible playground, splashpad and park at Reardon Park, open to the public.

**FUNDING CONDITIONS:**

- Construction funding may not proceed until all permitting is in place.
- The City must appropriate City funds to cover the remaining expected cost of the Reardon Park playground renovation in the City’s Fiscal Year 2025 budget
- The City must apply for a reimbursable PARC grant prior to first disbursement of funds.
- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

**TIMELINE:**

Project must be completed within three years of award.

**PROJECT BUDGET:**

- |                            |                   |
|----------------------------|-------------------|
| • CPA Funding Recommended: | <b>\$ 500,000</b> |
| • FY 2025 CIP City Funding | \$1,731,280       |
| • Total Project Cost:      | \$2,231,280       |

The full project application can be found on the CPC webpage:

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## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-017
<b>PROJECT TITLE:</b>	Ecological Restoration on the Cochituate Rail Trail
<b>PROJECT LOCATION:</b>	100 yards east of Cochituate Rail Trail entrance near 1 School Street
<b>APPLICANT/ ORGANIZATION:</b>	Ron Chick Robert Lewis, Director, Department of Public Works*
<b>CPA CATEGORY:</b>	Open Space and Outdoor Recreation
<b>CPA FUNDING:</b>	\$ 39,500

\* Authorized Representative

### PROJECT DESCRIPTION:

Funding will be used to install native plants and to address site preparation, clearing and erosion control activities for 125 feet along the west side of the Cochituate Rail Trail by the School Street trailhead, enhancing a community recreation resource.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$39,500** from the **CPA Fund Balance Account** for the **Ecological Restoration on the Cochituate Rail Trail Project (CPA24-017)**, for a grant made in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

**ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

This project beautifies and enhances the Cochituate Rail Trail, an important recreation resource located in an Environmental Justice neighborhood. It provides flood and erosion control along the trail to help protect this resource. Furthermore, the project will prevent the degradation of the nearby Cochituate Brook.

Success will be measured with a successful planting in the identified area of native plants which take hold to beautify the area, and providing improvements to drainage.

**FUNDING CONDITIONS:**

- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

**TIMELINE:**

Project must be completed within three years of award.

**PROJECT BUDGET:**

- |                            |                  |
|----------------------------|------------------|
| • CPA Funding Recommended: | <b>\$ 39,500</b> |
| • In-Kind Support          | \$ 5,200         |
| • Total Project Cost:      | \$44,700         |

The full project application can be found on the CPC webpage:

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## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-023
<b>PROJECT TITLE:</b>	Wauhakum Lake Rehabilitation Preservation Technical Analysis
<b>PROJECT LOCATION:</b>	Wauhakum Lake (Parcel ID 145-61-3440)
<b>APPLICANT/ ORGANIZATION:</b>	Dominic Portelli, Assistant Conservation Administrator*
<b>CPA CATEGORY:</b>	Open Space and Outdoor Recreation
<b>CPA FUNDING:</b>	\$ 51,250

\* Authorized Representative

### PROJECT DESCRIPTION:

Funding will be used for data gathering, analysis and a planning study of Wauhakum Lake to inform a strategic in-lake phosphorus mitigation plan and for necessary permit expenses, to ultimately lead to a healthy lake with enhanced public recreation use of the lake.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$51,250** from the **CPA Fund Balance Account** for the Wauhakum Lake Rehabilitation Preservation Technical Analysis Project (**CPA24-023**), for a grant made in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

**ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

This project provides for the planning and future ecologic restoration of Waushakum Lake, an important public recreation resource in an Environmental Justice neighborhood. It will increase public safety and improve recreation opportunity, using a process that results in long term savings with a long-term solution.

Success will be measured by the completion of this analysis and planning, and ultimately with the treatment and ecological restoration of this important recreation resource, leading to increased public recreation use.

**FUNDING CONDITIONS:**

- The grantee shall provide documentation of sufficient funds available for completion of this project prior to execution of Grant Agreement.
- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

**TIMELINE:**

Project must be completed within three years of award.

**PROJECT BUDGET:**

- |                            |                  |
|----------------------------|------------------|
| • CPA Funding Recommended: | <b>\$ 51,250</b> |
| • Ashland CPA              | \$ 18,750        |
| • Total Project Cost:      | \$ 70,000        |

The full project application can be found on the CPC webpage:

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## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-011
<b>PROJECT TITLE:</b>	Athenaeum Hall Preservation and Reuse
<b>PROJECT LOCATION:</b>	15 Watson Place, Framingham
<b>APPLICANT/ ORGANIZATION:</b>	Paul Silva, Framingham Historical Commission Steven Weisman, Friends of Saxonville Sarkis Sarkisian, Director, Planning and Community Development Division James Paolini, Director, Capital Projects and Facilities Management*
<b>CPA CATEGORY:</b>	Historic Preservation
<b>CPA FUNDING:</b>	\$ 500,000

\* Authorized Representative

### PROJECT DESCRIPTION:

Funding will be used to preserve the exterior of Athenaeum Hall, including repair of the roof, purchase and installation of windows and doors, repair of architectural details, refurbishment of structural elements and insulation. The project also includes repair, recladding and repainting of the exterior building walls. The Athenaeum Hall is listed in the State MACRIS database and is a historically and architecturally significant building in the Saxonville National Register District.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$262,293** from the **Historic Preservation Reserve Account** and **\$237,707** from the **FY '24 Budgeted Reserve Account** totaling **\$500,000** for the Athenaeum Hall Historic Preservation and Reuse Project (**CPA24-011**), for a grant made in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

#### **ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

This project preserves a key historic landmark in Saxonville as civic center, community hall and performance venue. It will help return a historically significant building that is abandoned, unused and damaged back to public use. The Athenaeum is specifically identified in the Community Preservation Plan as a target for historic preservation.

Success will be measured by completion of the scope of this project to preserve the exterior of the Athenaeum Hall, including refurbishment of structural elements, in accordance with the Secretary of the Interior's Standards.

#### **FUNDING CONDITIONS:**

- Restoration work shall conform to the Secretary of the Interior's Standards for Rehabilitation of Historic Structures
- Documentation shall be provided to confirm conformance with the Secretary of the Interior's Standards.
- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

#### **TIMELINE:**

Project must be completed within three years of award.

#### **PROJECT BUDGET:**

- |                                      |                   |
|--------------------------------------|-------------------|
| • CPA Funding Recommended:           | <b>\$ 500,000</b> |
| • Reserved Project Mitigation Funds: | \$1,000,000       |
| • Total Project Cost:                | \$1,500,000       |

The full project application can be found on the CPC webpage:

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## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-014
<b>PROJECT TITLE:</b>	The Academy Accessibility and Restoration
<b>PROJECT LOCATION:</b>	16 Vernon Street, Framingham
<b>APPLICANT/ ORGANIZATION:</b>	Anna Tucker, Framingham History Center James Paolini, Director, Capital Projects and Facilities Management*
<b>CPA CATEGORY:</b>	Historic Preservation
<b>CPA FUNDING:</b>	\$ 260,000

\* Authorized Representative

### PROJECT DESCRIPTION:

Funding will be used to construct a walkway and restore the portico to facilitate ADA public access to the Framingham History Center's Academy Building. Funds will also be used to design and construct an accessible bathroom and to preserve and elevate artifacts on the front lawn. The Academy is listed in the State MACRIS database and is part of the Centre Common Local Historic District.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$260,000** from the **CPA Fund Balance Account** to the Department of Capital Project and Facilities Management for The Academy Accessibility and Restoration Project **(CPA24-014)**, for a grant made in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

### **ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

The Academy Building is a resource for Framingham residents, holding a vast collection of artifacts and is used from Framingham's Third Grade Program. The Academy Building is directly referenced in the Community Preservation Plan as a priority under "Accessibility Challenges." The project will increase accessibility to the building.

Success will be measured by completion of the scope of this project, and providing public accessibility to the Academy Building, in accordance with the Secretary of the Interior's Standards.

### **FUNDING CONDITIONS:**

- Restoration work shall conform to the Secretary of the Interior's Standards for Rehabilitation of Historic Structures
- Documentation shall be provided to confirm conformance with the Secretary of the Interior's Standards.
- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

### **TIMELINE:**

Project must be completed within three years of award.

### **PROJECT BUDGET:**

- |                                      |                   |
|--------------------------------------|-------------------|
| • CPA Funding Recommended:           | <b>\$ 260,000</b> |
| • Reserved Project Mitigation Funds: | \$ 20,000         |
| • Total Project Cost:                | \$ 280,000        |

The full project application can be found on the CPC webpage:

<https://www.framinghamma.gov/3286/Community-Preservation-Committee>



# Framingham Community Preservation Committee

City of Framingham, 150 Concord Street, Framingham, MA 01702

[www.framinghamma.gov/3286/Community-Preservation-Committee](http://www.framinghamma.gov/3286/Community-Preservation-Committee)

Email: [CPC@framinghamma.gov](mailto:CPC@framinghamma.gov); Tel: 508-532-5683

## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-015
<b>PROJECT TITLE:</b>	The Village Hall South Wall Restoration
<b>PROJECT LOCATION:</b>	2 Oak Street, Framingham
<b>APPLICANT/ ORGANIZATION:</b>	Anna Tucker, Framingham History Center James Paolini, Director, Capital Projects and Facilities Management*
<b>CPA CATEGORY:</b>	Historic Preservation
<b>CPA FUNDING:</b>	\$ 132,000

\* Authorized Representative

### PROJECT DESCRIPTION:

Funding will be used to restore the South Wall of Framingham's historic Village Hall. The work includes an assessment of the historic shutters, hardware and clapboard for salvageable materials, restoration or replacement of the shutters, clapboard removal and restoration, installation of a moisture barrier, roof trim restoration and painting of restored elements. The Village Hall is listed in the State MACRIS database and is part of the Centre Common Local Historic District.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$132,000** from the **CPA Fund Balance Account** for The Village Hall South Wall Restoration Project (**CPA24-015**), for a grant made in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

**ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

The project will preserve Village Hall, a key historic landmark in the Centre Common National Register District. It will complete the restoration project started on Village Hall in 2019. This project will protect and preserve a highly visible, architecturally, and historically significant City-owned property.

Success will be measured by completion of the scope of this project to preserve and restore the south wall of the Village Hall, in accordance with the Secretary of the Interior’s Standards.

**FUNDING CONDITIONS:**

- Restoration work shall conform to the Secretary of the Interior’s Standards for Rehabilitation of Historic Structures
- Documentation shall be provided to confirm conformance with the Secretary of the Interior’s Standards.
- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

**TIMELINE:**

Project must be completed within three years of award.

**PROJECT BUDGET:**

- |                                      |                   |
|--------------------------------------|-------------------|
| • CPA Funding Recommended:           | <b>\$ 132,000</b> |
| • Reserved Project Mitigation Funds: | \$ 8,000          |
| • Total Project Cost:                | \$ 140,000        |

The full project application can be found on the CPC webpage:

<https://www.framinghamma.gov/3286/Community-Preservation-Committee>



# Framingham Community Preservation Committee

City of Framingham, 150 Concord Street, Framingham, MA 01702

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Email: [CPC@framinghamma.gov](mailto:CPC@framinghamma.gov); Tel: 508-532-5683

## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-019
<b>PROJECT TITLE:</b>	Accessibility and Historic Preservation of the Memorial Building
<b>PROJECT LOCATION:</b>	150 Concord Street, Framingham, MA 01702
<b>APPLICANT/ ORGANIZATION:</b>	Meghan Todd, Grants Manager James Paolini, Director, Capital Projects and Facilities Management*
<b>CPA CATEGORY:</b>	Historic Preservation
<b>CPA FUNDING:</b>	\$ 200,000

\* Authorized Representative

### PROJECT DESCRIPTION:

Funding will be for design services to plan for installation and renovation of bathrooms necessary to meet code and ADA requirements at the Memorial Building and to plan for other code requirements triggered by the scope of the bathroom work. The Memorial Building is listed in the State MACRIS database and is a historically and architecturally significant building in the Concord Square National District. This project is part of a larger effort to restore the Memorial Building.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$200,000** from the **CPA Fund Balance Account** for The Accessibility and Historic Preservation of Memorial Building Project (**CPA24-019**), for a grant made in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

#### **ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

The Memorial Building is specifically listed in the Community Preservation Plan as needing updates to become ADA accessible. The building is critical for the City of Framingham, open for cultural events, elections, and the daily business of residents. The project will benefit the entire community.

Success will be measured by completion of design plans as noted in the scope to facilitate accessibility and code compliance, in accordance with the Secretary of the Interior's Standards.

#### **FUNDING CONDITIONS:**

- Restoration work shall conform to the Secretary of the Interior's Standards for Rehabilitation of Historic Structures
- Documentation shall be provided to confirm conformance with the Secretary of the Interior's Standards.
- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

#### **TIMELINE:**

Project must be completed within three years of award.

#### **PROJECT BUDGET:**

- CPA Funding Recommended: **\$ 200,000**
- Total Project Cost: **\$ 200,000**

The full project application can be found on the CPC webpage:

<https://www.framinghamma.gov/3286/Community-Preservation-Committee>



# Framingham Community Preservation Committee

City of Framingham, 150 Concord Street, Framingham, MA 01702

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Email: [CPC@framinghamma.gov](mailto:CPC@framinghamma.gov); Tel: 508-532-5683

## FY 2024 CPC FUNDING RECOMMENDATION

**Date:** March 26, 2024

**To:** Framingham City Council

<b>PROJECT ID</b>	CPA24-020
<b>PROJECT TITLE:</b>	Edgell Grove Cemetery Tomb House Phase 2
<b>PROJECT LOCATION:</b>	53 Grove Street, Framingham
<b>APPLICANT/ ORGANIZATION:</b>	Dennis Cardiff, Edgell Grove Cemetery Trustees, Chair*
<b>CPA CATEGORY:</b>	Historic Preservation
<b>CPA FUNDING:</b>	\$ 400,000

\* Authorized Representative

### PROJECT DESCRIPTION:

Funding will be used for structural work and exterior restoration of masonry, doors, windows, and the roof of the historic Edgell Grove Cemetery Tomb House to provide ADA access, and to also bring utilities (water and septic), update electrical wiring, install HVAC, hot water and mechanical systems, and insulation to bring it to code for reuse. This is the second phase of an effort to repair, restore and repurpose the Tomb House, which is listed in the State MACRIS database in the historic Edgell Grove Cemetery.

### RECOMMENDED FUNDING:

On March 18, 2024 by a vote of 6 to 0, with no abstentions, the Community Preservation Committee recommended appropriating **\$400,000** from the **CPA Fund Balance Account** for the Edgell Grove Cemetery Tom House Preservation and Restoration Phase 2 Project (**CPA24-020**), for a grant made in accordance with the terms and conditions of the Community Preservation Grant Agreement, and for the overall purposes summarized in this document.

### **ALIGNMENT WITH COMMUNITY PRESERVATION PLAN AND MEASUREMENTS OF SUCCESS:**

This project restores and preserves the Tomb House, a historically significant structure within Edgell Grove Cemetery, part of the Framingham Centre Common Historic District. It will help to return a historically significant building that is abandoned, unused and damaged back to public life. It saves a valued historic resource which would otherwise be threatened or lost.

Success will be measured by completion of the scope of this project to preserve and restore the historic Tomb House, bringing it up to code for reuse, in accordance with the Secretary of the Interior's Standards, and ultimately with the opening of the building for a visitor center and office.

### **FUNDING CONDITIONS:**

- Restoration work shall conform to the Secretary of the Interior's Standards for Rehabilitation of Historic Structures
- Documentation shall be provided to confirm conformance with the Secretary of the Interior's Standards.
- A Preservation Restriction shall be required to protect the building.
- Applicant shall document sufficient funds for completion of project following acceptance of bid and prior to first disbursement of funds.
- The project shall proceed in accordance with the terms and conditions of the Community Preservation Grant Agreement and overall purposes noted in award decision.

### **TIMELINE:**

Project must be completed within three years of award.

### **PROJECT BUDGET:**

- |   |                   |
|---|-------------------|
| • CPA Funding Recommended:                  | <b>\$ 400,000</b> |
| • Edgell Grove Cemetery:                    | \$ 69,000         |
| • National Trust for Historic Preservation: | \$ 5,000          |
| • Total Project Cost:                       | <b>\$ 474,000</b> |

The full project application can be found on the CPC webpage:

<https://www.framinghamma.gov/3286/Community-Preservation-Committee>